

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW
PC 21-03, WANDER HOTEL PROJECT**

LEAD AGENCY: City of Twentynine Palms
6136 Adobe Road
Twentynine Palms, CA 92277

CONTACT PERSON: Travis Clark, Community Development Director

PROJECT TITLE: PC 21-03 – Wander Hotel

PROJECT LOCATION: Southwest corner of Boling Drive and Split Rock Avenue

PROJECT DESCRIPTION: The applicant proposes the development of a hotel using prefabricated steel framed modular construction on vacant land consisting of ±9.36 acres. The project site is located in Tract No.2810, and encompasses APNs 0616-262-01 to -24, and 0616-261-01 to -12 and -22 to -24. Phase 1 will include a total of 65 rooms and 65 parking spaces and a laundry/break room, a “check-in” office to welcome guests, a gift shop, open air cabanas to provide shade, an inground swimming pool, as well as the sewage treatment facility. Phase 2 proposes up to 28 additional rooms and 34 parking spaces.

FINDINGS / DETERMINATION: The City has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Mitigated Negative Declaration will commence on September 29, 2021 and end on October 29, 2021 for interested individuals and public agencies to submit written comments on the document. Written comments can be submitted to Travis Clark at:

City of Twentynine Palms
Attn: *Travis Clark*
6136 Adobe Road
Twentynine Palms, CA 92277

760-367-6799 X 1008
tclark@29palms.org

The Initial Study and Mitigated Negative Declaration are available for public review at the Community Development Department at Twentynine Palms City Hall, 6136 Adobe Road Twentynine Palms, CA 92277 Monday through Thursday between 7:00 a.m. and 6:00 p.m. or available on the City’s website at www.ci.twentynine-palms.ca.us.

PUBLIC HEARING: This matter has been tentatively set for a public hearing before the Planning Commission on November 2, 2021. Please contact Travis Clark at the number shown above to confirm the hearing date.